

MS-298

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECORDER  
VANDERBURGH COUNTY  
BETTY KNIGHT-SMITH

2001R00037037

10-26-2001 10:49 AM

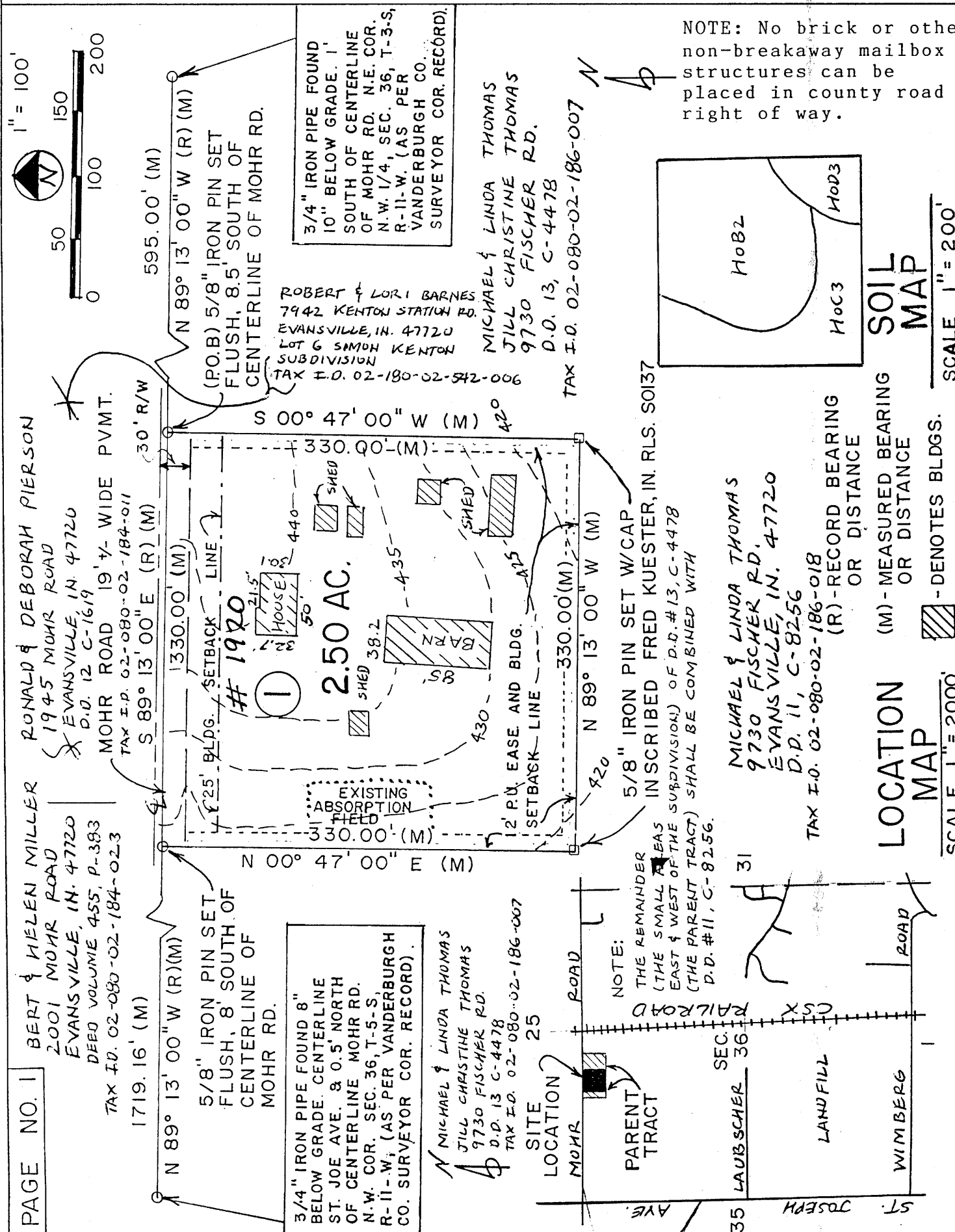
RECORDING FEE 13.00  
PAGES: 3

OCT 26 2001

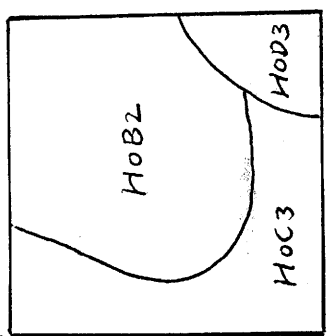
*Suzanne M. Couch*  
AUDITOR  
#6719

DO NOT WRITE IN SPACE ABOVE THIS LINE

# THOMAS FARM SUBDIVISION



NOTE: No brick or other non-breakaway mailbox structures can be placed in county road right of way.



SCALE 1" = 200'

SCALE 1" = 2000'

SOIL MAP  
(M) - MEASURED BEARING OR DISTANCE  
(R) - RECORD BEARING OR DISTANCE  
- DENOTES BLDGS.

LOCATION MAP  
SCALE 1" = 2000'

APC# 30-MS-20

SURVEYORS CERTIFICATE

I, Fred J Kuester, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE Aug. 13, 2001 Fred J Kuester



FRED J. KUESTER  
R.R. #2 BOX 72 A  
FORT BRANCH, IN. 47648  
PHONE 1-812-753-4843

OWNERS CERTIFICATE

\_\_\_\_\_, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS THOMAS FARM SUBDIVISION

Michael J. Thomas Linda J. Thomas

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easement by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Individual lot owners shall not construct or place any obstruction within a public drainage easement which will interfere with the flow of surface water along drainage easements.

NOTARY CERTIFICATE

STATE OF INDIANA )  
 ) SS:  
COUNTY OF VANDERBURGH )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12 DAY OF October, 1992001.

MY COMMISSION EXPIRES: Nov. 9, 2008

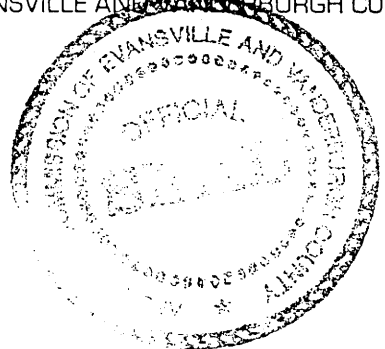
RESIDENT OF Gibson COUNTY

Jane M. Alvarez  
NOTARY PUBLIC  
Jane M. Alvarez  
PRINTED



A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON Sept. 11, 2001 ~~100~~ (SUB REVIEW).



PLAT RELEASE OCTOBER 26, 2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

## LEGAL DESCRIPTION

Part of the northeast quarter of the northwest quarter of Section thirty-six (36), Township Five (5) South, Range Eleven (11) West in Center Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a 3/4" iron pipe found 10" below grade 1 foot south of centerline of Mohr Road marking the northeast corner of said quarter quarter section; thence North 89 degrees 13 minutes 00 seconds West along the north line of said quarter quarter section five hundred ninety-five and no hundredths (595.00) feet to a 5/8" iron pin set flush 8.5 feet south of the centerline of Mohr Road marking the initial point of beginning of the following described real estate; thence South 00 degrees 47 minutes 00 seconds West perpendicular to the north line of said quarter quarter section three hundred thirty and no hundredths (330.00) feet to a 5/8" iron pin set flush with cap inscribed "Fred Kuester IN RLS S0137"; thence North 89 degrees 13 minutes 00 seconds West and parallel to the north line of said quarter quarter section three hundred thirty and no hundredths (330.00) feet to a 5/8" iron pin set flush with cap inscribed "Fred Kuester IN RLS S0137"; thence North 00 degrees 47 minutes 00 seconds East and perpendicular to the north line of said quarter quarter section three hundred thirty and no hundredths (330.00) feet to a 5/8" iron pin set flush 8 feet south of the centerline of Mohr Road on the north line of said quarter quarter section; thence South 89 degrees 13 minutes 00 seconds East along the north line of said quarter quarter section three hundred thirty and no hundredths (330.00) feet to the point of beginning.

Containing 2.50 acres more or less.

Subject to all legal right of ways and or easements.

General Notes:

- 1) Owner: Michael & Linda Thomas  
9730 Fischer Road  
Evansville, IN. 47720
- 2) Utilities: Southern Indiana Gas and Electric service is available and Evansville city water.  
The existing private septic system must be in compliance with 410 IAC 6-8.1.
- 3) Zoning: Subject property is zoned Agriculture.
- 4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat which will be used primarily for fall planting within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6 % shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.
- 5) Flood Plain Data: The property is located outside the 100 year flood zone according to FIRM Panel No. 75 of 100 #180256 0075C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished flood elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.
- 6) Soil Data: HoB2 Hosmer silt loam, 2% to 6% slopes, eroded.  
HoC3 Hosmer silt loam, 6% to 12% slopes, eroded.  
HoD3 Hosmer silt loam, 12% to 18% slopes, severely eroded.